155.0	0003	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,200 / 865,200
					USE VALUE:	865,200 / 865,200
					ASSESSED:	865,200 / 865,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
297		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN KENNAN K & SHARON A/TRS
Owner 2:	BROWN FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	297 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROWN KENNAN K & SHARON A -
Owner 2:	-
Street 1:	297 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 2492 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	466,200		399,000	865,200
Total Card	0.115	466,200		399,000	865,200
Total Parcel	0.115	466,200		399,000	865,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.19 | /Parcel: 347.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 103097
GIS Ref:
GIS Ref:
Insp Date: 07/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	466,200	0	5,000.	399,000	865,200	865,200	Year End Roll	12/18/2019
2019	101	FV	349,600	0	5,000.	399,000	748,600	748,600	Year End Roll	1/3/2019
2018	101	FV	353,000	0	5,000.	336,300	689,300	689,300	Year End Roll	12/20/2017
2017	101	FV	353,000	0	5,000.	307,800	660,800	660,800	Year End Roll	1/3/2017
2016	101	FV	353,000	0	5,000.	262,200	615,200	615,200	Year End	1/4/2016
2015	101	FV	338,900	0	5,000.	228,000	566,900	566,900	Year End Roll	12/11/2014
2014	101	FV	338,900	0	5,000.	210,900	549,800	549,800	Year End Roll	12/16/2013
2013	101	FV	338,900	0	5,000.	200,600	539,500	539,500		12/13/2012

!12150!

PRINT

Date	Time
12/11/20	02:15:40

LAST REV

Date	Time
08/09/18	12:09:43

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12150

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN KENNAN K	65226-329		4/16/2015	Convenience	1	No	No		
BROWN KENNAN KE	65222-124		4/15/2015	Convenience	1	No	No		
BROWN PATRICK K	52485-284		3/30/2009	Family	100	No	No		MILDRED BROWN D.O.D. 2/8/2014 BK 64527 PG 47.
	12560-142		11/30/1973		34,000	No	No		N

USER DEFINED

Prior Id # 1:	103097
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2008	1263	Addition	168,148	O				SECOND STORY ADDIT
11/5/1993	556	Manual	2,000					REBUILD PORCH
11/11/1992	592		21,000					13X22 ADD/V-SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	HS	Hanne S
5/24/2018	MEAS&NOTICE	BS	Barbara S
3/16/2009	Inspected	372	PATRIOT
12/2/2008	Measured	355	PATRIOT
11/9/2000	Inspected	264	PATRIOT
2/5/2000	Inspected	264	PATRIOT
12/23/1999	Measured	270	PATRIOT
11/30/1999	Mailer Sent		
12/2/1989	Measured	355	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	399,000	Spl Credit		Total:	399,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07134831
Const Adj.:	0.99989998
Adj $ / SQ:	133.905
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488693
Depreciation:	22480
Depreciated Total:	466213

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

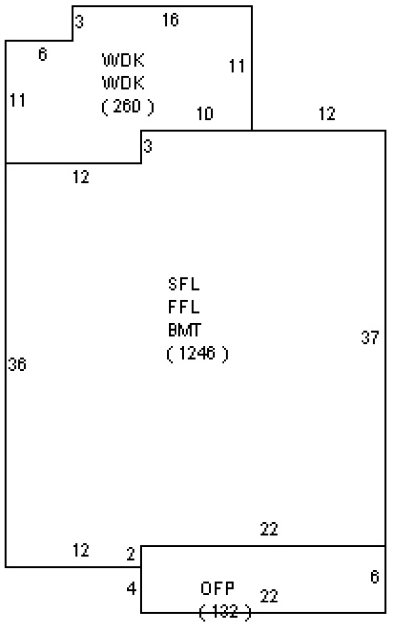
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,246	40.170	50,054
FFL	First Floor	1,246	133.910	166,846
SFL	Second Floor	1,246	133.910	166,846
WDK	Deck	520	7.920	4,120
OFP	Open Porch	132	29.000	3,828

Net Sketched Area:	4,390	Total:	391,694
Size Ad	2492	Gross Are	4390	FinArea	2492
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	133.91
Special Features:	0	Val/Su Net:	106.20
Final Total:	466200	Val/Su SzAd	187.08

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 155.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	